



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

E-MAIL TRANSMITTAL

Interagency Water/Sewer Map Amendment Review

May 2, 2016

TO: Beth Kilbourne, Rufus Leeth, and Luis Tapia, Development Services Group
Washington Suburban Sanitary Commission

Pamela Dunn, Functional Planning Team, M-NCPPC
Maryland – National Capital Park and Planning Commission

Geoffrey Mason, Parks Planning & Stewardship Division
Maryland – National Capital Park and Planning Commission

Gene von Gunten, Well and Septic Section
Department of Permitting Services

FROM: Alan Soukup, Senior Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – **2016-Q3 REVIEW GROUP**

Posted to www.montgomerycountymd.gov/waterworks is a PDF that includes twelve (12) new individual water/sewer service area category change requests (WSCCRs) for your review and comment. These requests will be considered as proposed amendments to the County's *Comprehensive Water Supply and Sewerage Systems Plan*. I would greatly appreciate receiving your review comments on these requests no later than Friday, June 3, 2016. Please notify me before June 1st if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2016-2, which will include all eligible FY 2016 third quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. At this time DEP has not identified any requests in this review packet anticipated for County Council consideration, although two requests—as noted below—are pending an anticipated path. Part of DEP's recommendation process for these two requests, and any other requests for that matter, will be based in part on the review comments your agencies provide.

Note that the listing of the following requests under the administrative process versus the Council process is a preliminary determination and certainly subject to change as they proceed through the review process.

Anticipated Administrative Action WSCCRs

16-FAL-02A.....Caulk
16-GBG-01AGilman
16-GMT-01AChen
16-OLN-03A Hanks
16-OLN-04A Aroni
16-PAX-01A Ward & Ward
16-POT-01A Murphy
16-POT-02A Peyton

Anticipated Administrative Action WSCCRs (cont.)

16-TRV-01A..... Newfield
16-TRV-03A..... Glenstone Foundation

Anticipated Council Action WSCCRs

None at this time in this packet.

Anticipated Action Not Yet Determined

16-TRV-02A..... McCord
16-TRV-04A..... Willis

Note that with this review packet, DEP-WWPG is working to reestablish a quarterly review schedule. Please do not hesitate to contact me at alan.soukup@montgomerycountymd.gov or at 240-777-7716 if you have any questions concerning these category change requests or the review schedules.

ADS: ads

R:\Programs\Water_and_Sewer\CCRs\CCR-Review-Process\2016CCR-review-process\2016-Q3\2016-q3--review-pckt-draft--2016-04___.docx

cc: Agencies

Dave Lake, DEP-WWPG
Keith Levchenko, County Council
Kipling Reynolds & Katherine Nelson, Area 3 Planning Team, M-NCPPC
Mark Pfefferle & Cathy Conlon, Development Applications & Regulatory Coordination Team, M-NCPPC
Tom Gingrich, Development Services, WSSC
Daniel Laird, Water Management Administration, MDE
Steven Allan, MDP

Category Change Applicants & Interested Parties

16-FAL-02AGeraldine Caulk
16-GBG-01A.....Wayne Gilman
.....Bijoy Isaac
16-GMT-01A.....Chin-Mei Chen, c/o Kai-Jen Tien
16-OLN-03AGuy Hanks, Jr.
.....Craig Kazanjian, Brookfield Washington LLC
16-OLN-04AFortunato and Maria Aroni
.....Craig Kazanjian, Brookfield Washington LLC
16-PAX-01AMark Ward and David Ward
.....Dave McKee, Benning & Assoc., Inc.
16-POT-01AGerald Murphy, Jr.
16-POT-02AMyrta Peyton
.....J. L. Fisher, Soltesz Co.
16-TRV-01APhyllis Newfield
16-TRV-02AKaren McCord
16-TRV-03AAnthony Cervený, Glenstone Foundation
.....Barbara Sears & Scott Wallace, Linowes and Blocher
16-TRV-04AFloyd and Geraldine Willis
.....Ted Smart

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society
Castle Gate Homeowners Association
Greencastle Lakes Community Association
Cloverly/Fairland/ White Oak CAC
Fountain Hills Community Association
Germantown Alliance
Greater Olney Civic Association
Southeast Olney Civic Association
Spencerville Civic Association
West Montgomery County Citizens' Association
The Glen Preservation Foundation
Mazza Woods Homeowners Association
Brickyard Road Citizens Association
River Falls Community Center Association
Potomac Highlands Citizens Association

Adjacent and Confronting Property Owners

DEP will send a notice to each owner of properties adjacent to and confronting these category change request sites advising them about the filing of these requests.

Request No. 1

WSSCR 16-FAL-02A: Geraldine Caulk

Anticipated Action Path: AD 2016-2

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> • 3724 Greencastle Rd., Burtonsville • Pt. Lot 2 (N633), Carricks Addition to Burtonsville (acct. no. 00265730) • Map tile: WSSC – 219NE04; MD –KR63 • East side of Greencastle Rd., south of Steppingstone La. And Turnbridge dr. • R-90 Zone; 83,199 sq.ft. (1.91 acres) • Fairland – Beltsville Planning Area Fairland Master Plan (1997) • Little paint Branch Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built 1956) • <u>Proposed use</u>: water service for the existing house for relief of a failed well 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6 W-1 S-1 S-1 (No Change)</p> <p><u>Applicant's Explanation</u></p> <p>"Deterioration of wall of existing well not repairable. Water test failed: bacteria – total coliform. Test done by Environmental Testing Lab, Inc."</p> <p><u>DEP note:</u></p> <p><i>In response to an Apr. 4, 2016, request from DPS, DEP issued a request to WSSC to expedite the provision of public water service to this property designated category W-6 in advance of the approval of this request on Apr. 7, 2016 (see pgs.4-6). The authority for DEP's action is the "public health problems" service policy in the Water and Sewer Plan. The policy allows such an action in cases where DPS has identified an onsite system failure.</i></p>

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

*DEP note for M-NCPPC - Planning: Although DEP's request to WSSC for water service to this W-6 property was made under the "public health problems" policy, DEP expects a recommendation to approve category W-1 to be made under the "**consistent with existing plans**" policy. The property is zoned R-90 and is located within the planned public water envelope.*

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer: (not requested)



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

MEMORANDUM

April 7, 2016

TO: Tom Gingrich, Acting Group Leader, Development Services Group
Luis Tapia, Unit Coordinator, DSG Permit Services
Washington Suburban Sanitary Commission

FROM: Alan Soukup, Senior Environmental Planner
Water and Wastewater Policy Group, Department of Environmental Protection

SUBJECT: Public Health Problems

We request WSSC's assistance in expediting the provision of public service to the following property:

Water Service: 3724 Greencastle Rd., Burtonsville

Property I.D.:	Pt. Lot 2 (N633), Carricks Addition to Burtonsville; acct.no. 00265730 – (SDAT tax map: KR63)
Owner:	Geraldine Caulk
WSSC grid:	219NE04
Planning Area:	Fairland - Beltsville
Water Category:	W-6
Sewer Category:	S-1
Zoning/Size:	R-90 / 83,199 sq.ft. (1.91 ac.)
Watershed:	Little Paint Branch

On April 4, 2016, the Department of Permitting Services (DPS), Well and Septic Section, advised this office of a public health problem, a well failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public water service, due in part to the site's location within the planned public water service envelope and to the availability of water service. According to information provided by WSSC, an 8-inch-diameter water main (WSSC #593708) abuts the property along Greencastle Rd. It appears that this water main could provide service to the property.

Although this property is designated as category W-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public water service, regardless of the existing service area category. The property owner has filed a request with DEP for a service area change from W-6 to W-1 (WSSCR 16-FAL-01A).

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public water service. **WSSC does not need to wait for the approval of a Water and Sewer Plan category map amendment to provide public water service; public service via the WSSC's system should be provided as soon as possible.** We would appreciate your assistance in this matter.

The property owner will need to contact WSSC to begin the application process for public water service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner's behalf. She can contact the WSSC Permit Services Section at either 301-206-4003 or onestopshop@wssewater.com. Additional information

Office of the Director • Water and Wastewater Policy Group

Rockville Center, Suite 120 • 255 Rockville Pike • Rockville, Maryland 20850-4166 • 240-777-7716 • FAX 240-777-7715

Tom Gingrich and Luis Tapia, WSSC
April 7, 2015

3724 Greencastle Rd.: Page 2

is available at the WSSC-Permits website at <https://www.wssewater.com/business--construction/permit-services.html>.

If you have any questions, or if there are significant problems related to provision of water service, please contact me at alan.soukup@montgomerycountymd.gov or 240-777-7716.

Attachments (see pages 3 and 4)

ADS:ads

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cc: Lisa Sine, Sharon Spruill and April Snyder, Permit Services Unit, WSSC
Rufus Leeth and Beth Kilbourne, Development Services Group, WSSC
Dave Lake, Water and Wastewater Policy Group, DEP
Gene Von Gunten and Heidi Scott, Well and Septic Section, DPS
Pamela Dunn, Functional Planning Division, M-NCPPC
Katherine Nelson, Area 3 Planning Team, M-NCPPC
Geraldine Caulk

Tom Gingrich and Luis Tapia, WSSC
April 7, 2015

3724 Greencastle Rd.: Page 3



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane Schwartz Jones
Director

April 4th, 2016

TO: Alan Soukup
Water & Wastewater Policy Group
Department of Environmental Protection
255 Rockville Pike
Rockville, Maryland 20850

FROM: Heidi Scott
Well and Septic Section
Dept. of Permitting Services
255 Rockville Pike, 2nd floor
Rockville, Maryland 20850

SUBJECT: Request for Water Connection

LOCATION: 3724 Greencastle Road
Burtonsville, MD 20866
Tax Map Grid: KR63
WSSC Grid: 219 NE 04

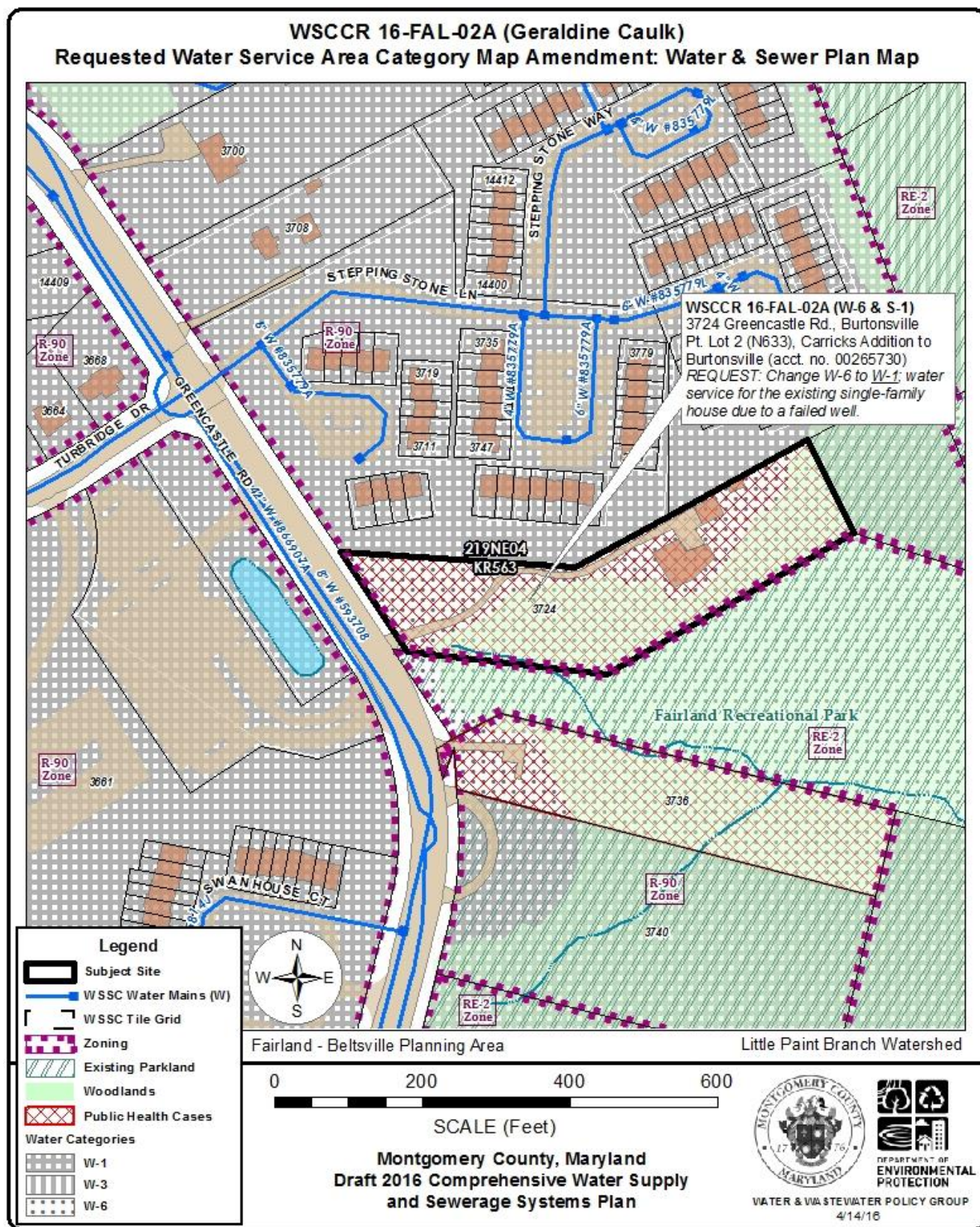
The owner of the dwelling at the subject property has requested our assistance in getting an expedited water connection due to an inadequate drinking water well.

Coliform was found to be present in a sample collected on 3/10/16. Subsequent chlorination of the well was not effective in removing the bacteria. Further evaluation of the well by a well drilling company found the well to be irreparable due to poor construction.

DPS Well and Septic recommends a public water connection. This property is located in service area category W-6.

If I can be of further assistance, please contact me at 240-777-6318.

Cc: File
Geraldine H. Caulk, owner



Request No. 2

WSSCR 16-GBG-01A: Wayne Gilman

Anticipated Action: AD 2016-2

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> • 20101 Watkins Mill Rd., Gaithersburg • Parcel P022, Williams Range (acct. no. 01744732) • Map tile: WSSC – 227-228NW10; MD – FU32 • Northeast side of Watkins Mill Rd., northwest of Apple Ridge Rd. • R-200 Zone; 85,377 sq.ft. (1.96 acres) • Gaithersburg Vicinity Planning Area Gaithersburg Vicinity Master Plan (1985) • Middle Great Seneca Creek Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built 1930) • <u>Proposed use</u>: place of worship 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6 W-3 S-6 S-3</p> <p><u>Applicant's Explanation</u></p> <p><i>DEP: The applicant did not provide an explanation with the request submittal. DEP staff discussion with the applicant indicates that public service is sought in order to sell the property to the Catholic Archdiocese of Washington for a proposed place of worship.</i></p>

Agency Review Comments

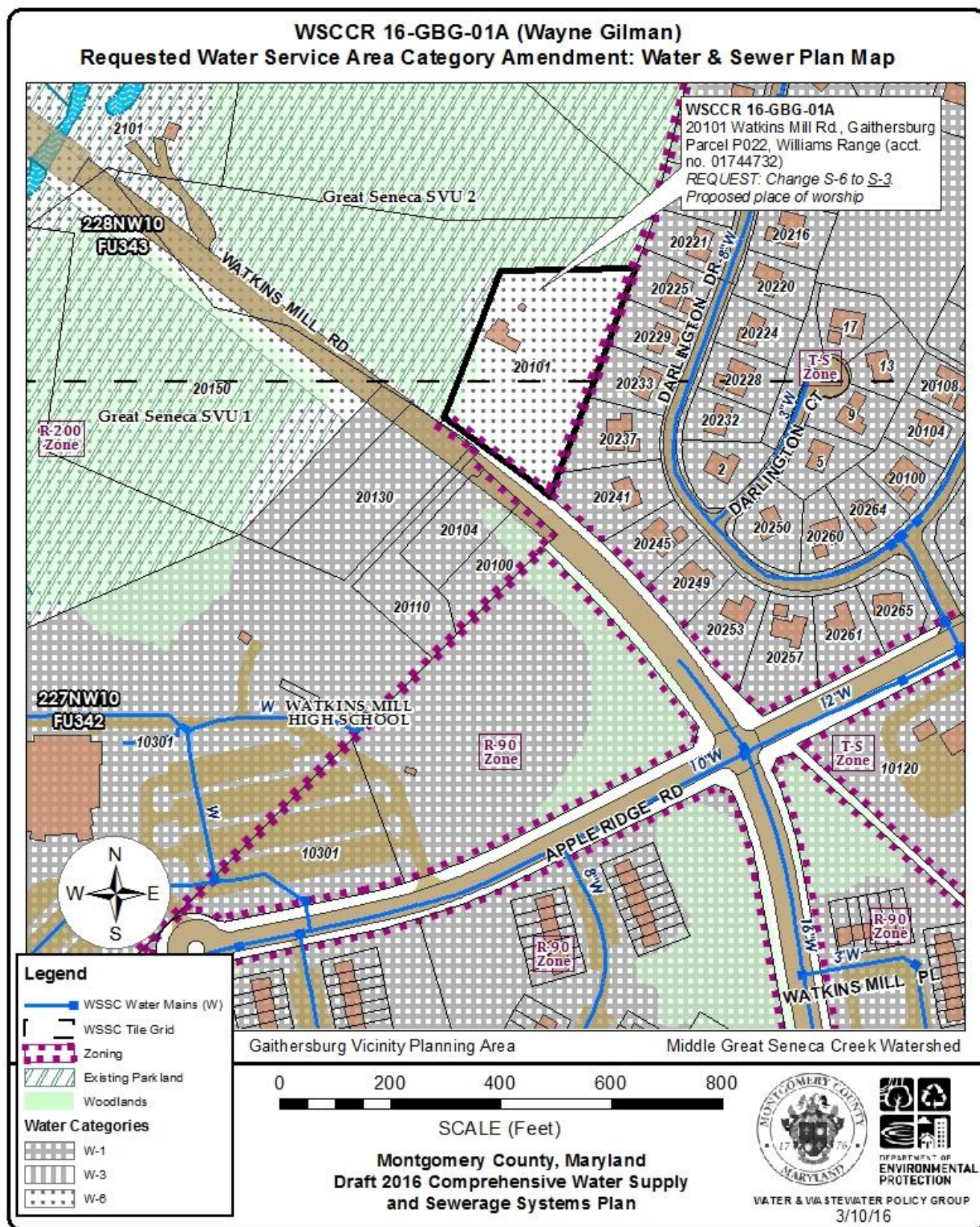
DPS:

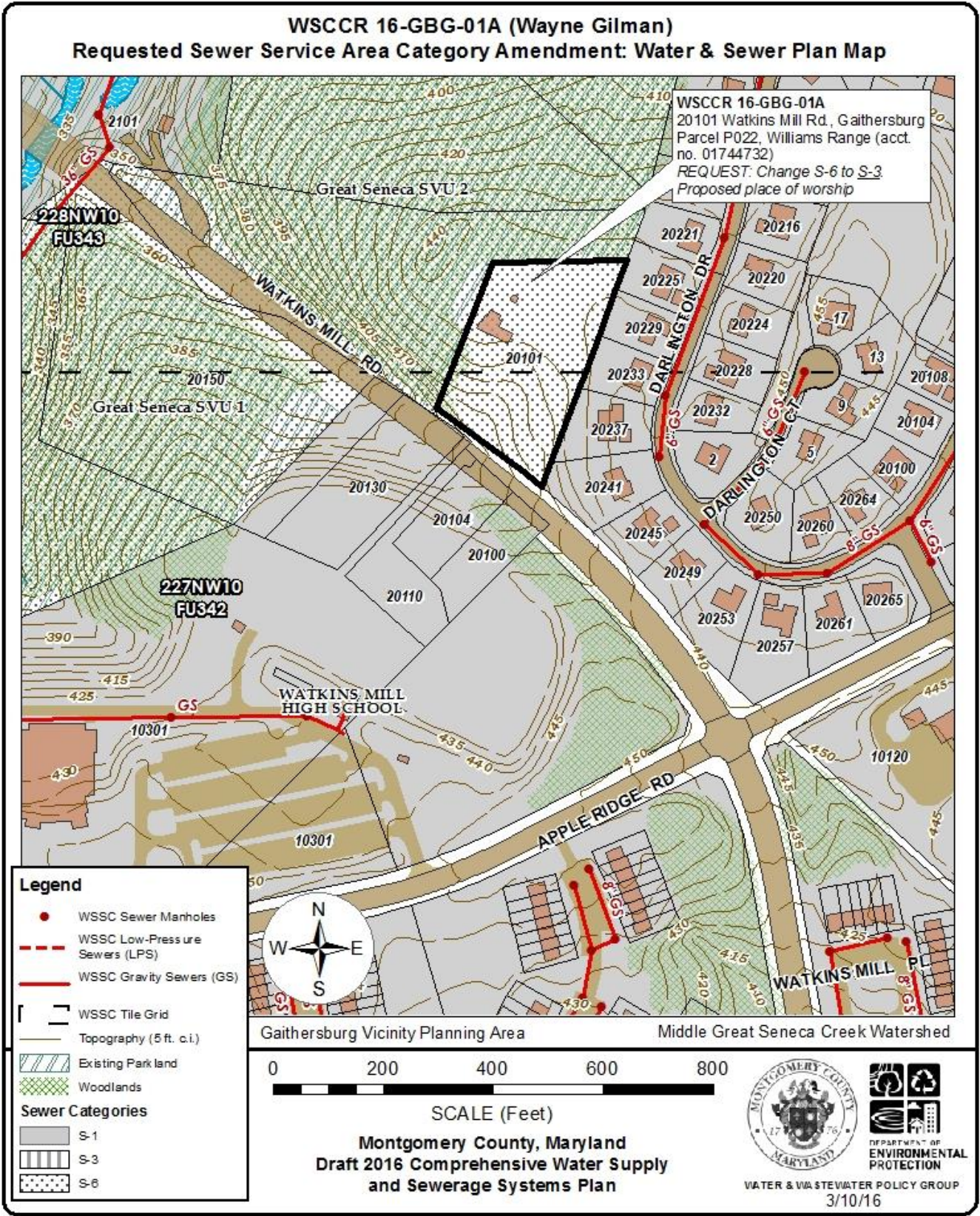
M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer:





Request No. 3

WSSCR 16-GBG-01A: Chin-Mei Chen

Anticipated Action Path: AD 2015-2

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> • 18825 Liberty Mill Rd., Germantown • Parcel P903, Red Fathers Good Will (acct. no. 00771444) • Map tile: WSSC – 226NW13; MD –EU31 • East side of Liberty Mill Rd., south of Lake Placid Ln. • R-200 Zone; 20,150 sq. ft. (0.46 acre) • Germantown Planning Area Germantown Master Plan (1989) • Middle Great Seneca Creek Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built 1952) • <u>Proposed use</u>: water and sewer service for the existing house 	<p><u>Existing – Requested – Service Area Categories</u></p> <table> <tr> <td>W-1</td><td>W-1 (No change)</td></tr> <tr> <td>S-5</td><td>S-1 (No Change)</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Need to hook up to the public water and sewer services."</p>	W-1	W-1 (No change)	S-5	S-1 (No Change)
W-1	W-1 (No change)				
S-5	S-1 (No Change)				

Agency Review Comments

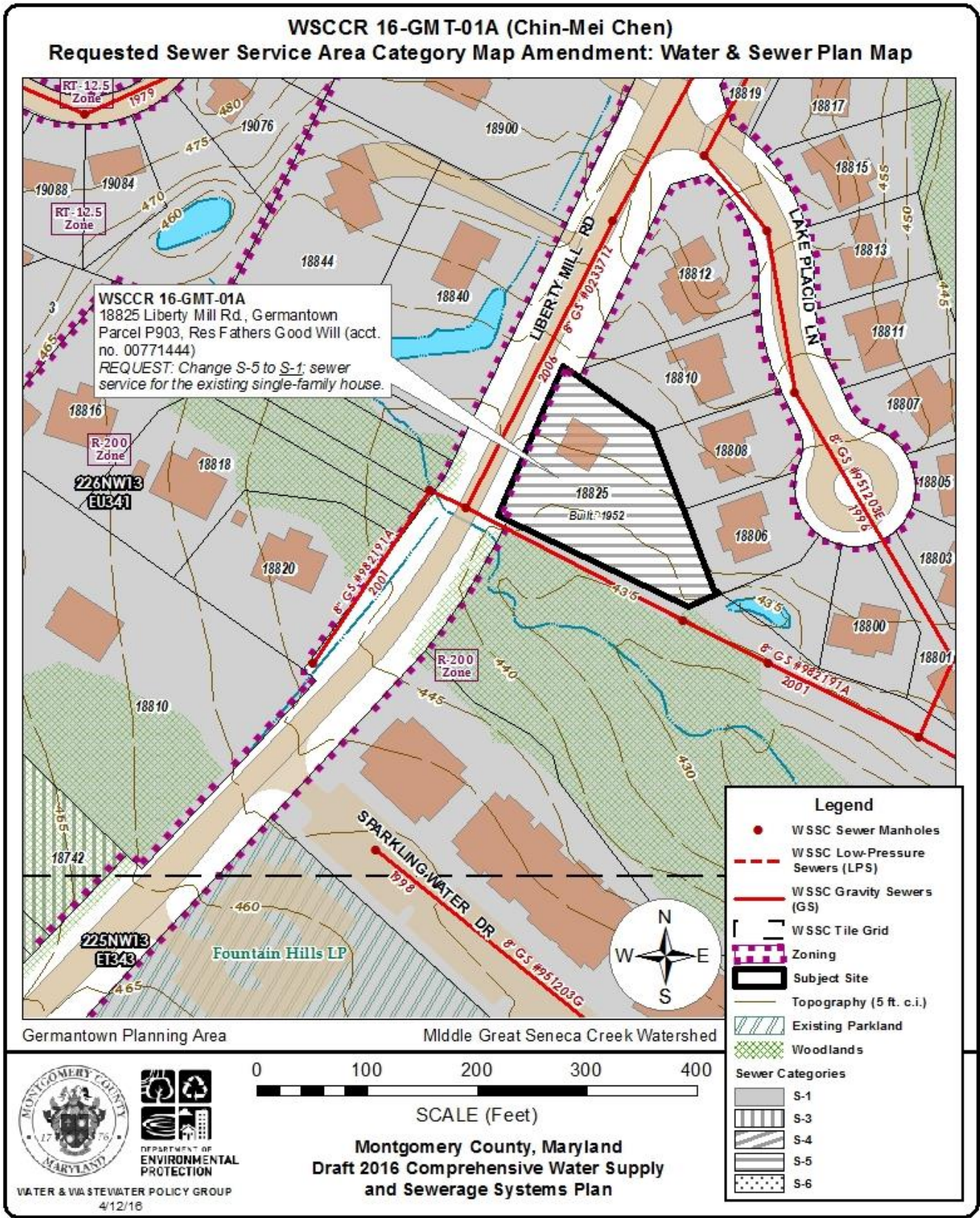
DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: *(not requested)*

WSSC - Sewer:



Requests No. 4 & No. 5

The following two requests are for separately-owned properties that are part of the same proposed residential subdivision. For the purposes of review comments, please consider these properties together as one site.

WSSCR 16-OLN-03A: Guy Hanks

Anticipated Action: AD 2016-2

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> 15801 Bradford Rd., 15831 Norbeck Rd., Olney Parcel N370, Bradfords Rest (acct. no. 00712640) Parcel N379, Bradfords Rest (acct. no. 0070304) Map tile: WSSC – 221NE03; MD – HS62 Par. N370: Either side of Bradford Rd. at Norbeck Ave., east of Bradford Rd.; Par N379: North side of Norbeck Ave., east of Bradford Rd. R-200 Zone; 11.17 ac. (total) Olney Planning Area Olney Master Plan (2005) Northwest Branch Watershed (MDE Use IV) <u>Existing use</u>: unimproved <u>Proposed use</u>: Part of 240-unit, mixed-residential subdivision 520160070 "Bradford's Rest" 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6 W-3</p> <p>S-3 S-3 (No Change)</p> <p><u>Applicant's Explanation</u></p> <p>"The owners request water and sewer category change from W-6 to W-3 to allow for water and sewer service in accordance with the existing R-200 zoning recommended in the Olney Master Plan."</p>

WSSCR 16-OLN-04A: Fortunato & Maria Aroni

Anticipated Action: AD 2016-2

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> 15810 Bradford Rd., Olney Parcel N436, Lot D Bradfords Rest (acct. no. 00701098) Parcel N379, Bradfords Rest (acct. no. 0070304) Map tile: WSSC – 221NE03; MD – HS62 Par. N370: Either side of Bradford Rd. at Norbeck Ave., east of Bradford Rd.; Par N379: North side of Norbeck Ave., east of Bradford Rd. R-200 Zone; 2.00 ac Olney Planning Area Olney Master Plan (2005) Northwest Branch Watershed (MDE Use IV) <u>Existing use</u>: single-family house <u>Proposed use</u>: Part of 240-unit, mixed-residential subdivision 520160070 "Bradford's Rest" 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6 W-3</p> <p>S-3 S-3 (No Change)</p> <p><u>Applicant's Explanation</u></p> <p>"The owners request water and sewer category change from W-6, S-6 to W-3, S-3 to allow for water and sewer service in accordance with the existing R-200 zoning recommended in the Olney Master Plan."</p>

Agency Review Comments

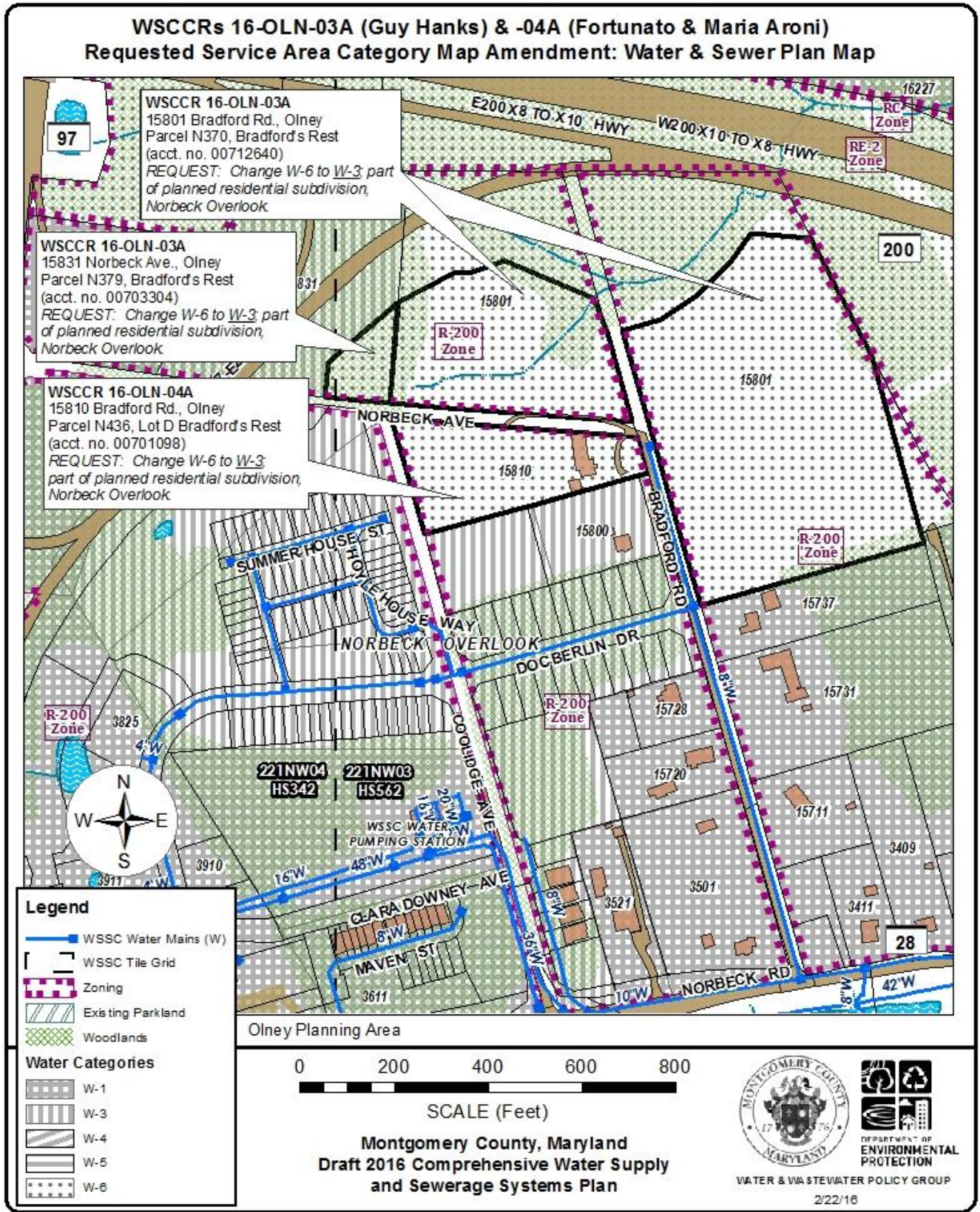
DPS:

M-NCPPC – Planning Dept.:

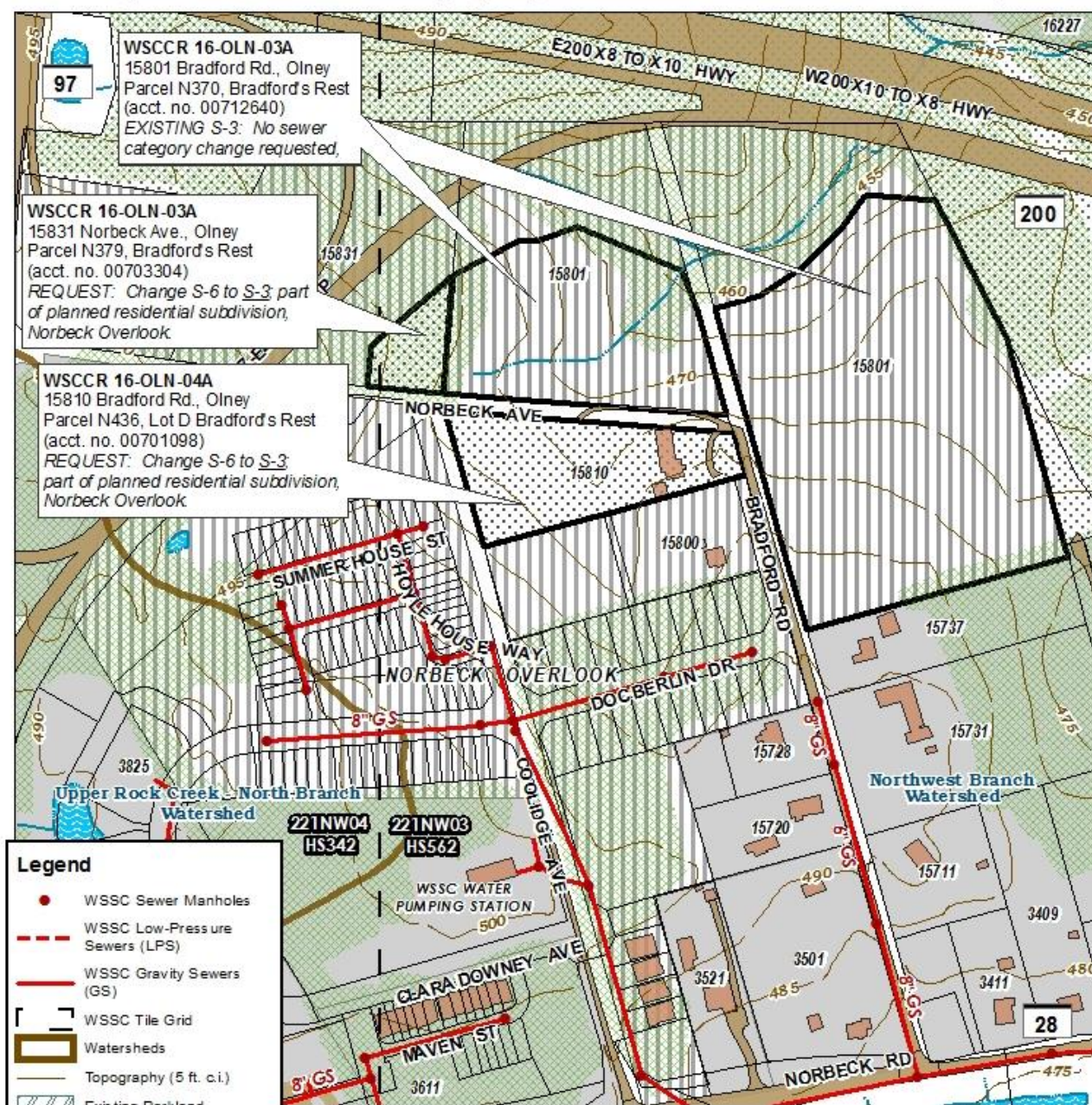
M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer:



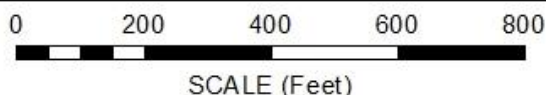
WSSCRs 16-OLN-03A (Guy Hanks) & -04A (Fortunato & Maria Aroni) **Requested Service Area Category Map Amendment: Water & Sewer Plan Map**



Legend

- WSSC Sewer Manholes
 - WSSC Low-Pressure Sewers (LPS)
 - WSSC Gravity Sewers (GS)
 - WSSC Tile Grid
 - ▭ Watersheds
 - Topography (5 ft. c.i.)
 - ▨ Existing Parkland
 - ▨ Woodlands
- Sewer Categories**
- S-1
 - S-3
 - S-4
 - S-5
 - S-6

Olney Planning Area



Montgomery County, Maryland
Draft 2016 Comprehensive Water Supply
and Sewerage Systems Plan



WATER & WASTEWATER POLICY GROUP

2/22/16

Request No. 6

WSSCR 16-PAX-01A: Mark Ward and David Ward

Anticipated Action Path: AD 2016-2

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> • 16440 Batson Rd., Spencerville • Parcel P445, Snowdens Manor Enl (acct. no. 00270372) • Map tile: WSSC – 222NE03; MD – KS33 • Northwest corner, intersection of Batson Rd. and Brogden Rd. • RC Zone; 8.31 acres • Patuxent Watershed Conservation Planning Area Cloverly Master Plan (1997) • Lower Patuxent River Watershed (MDE Use I) • <u>Existing use</u>: unimproved, wooded <u>Proposed use</u>: one new single-family house 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6 W-1 S-6 S-6 (No Change)</p> <p><u>Applicant's Explanation</u></p> <p>"A change of category to W-1 is requested so that one planned residence can be served by public water. A WSSC water main exists in front of the site along Batson Road."</p>

Agency Review Comments

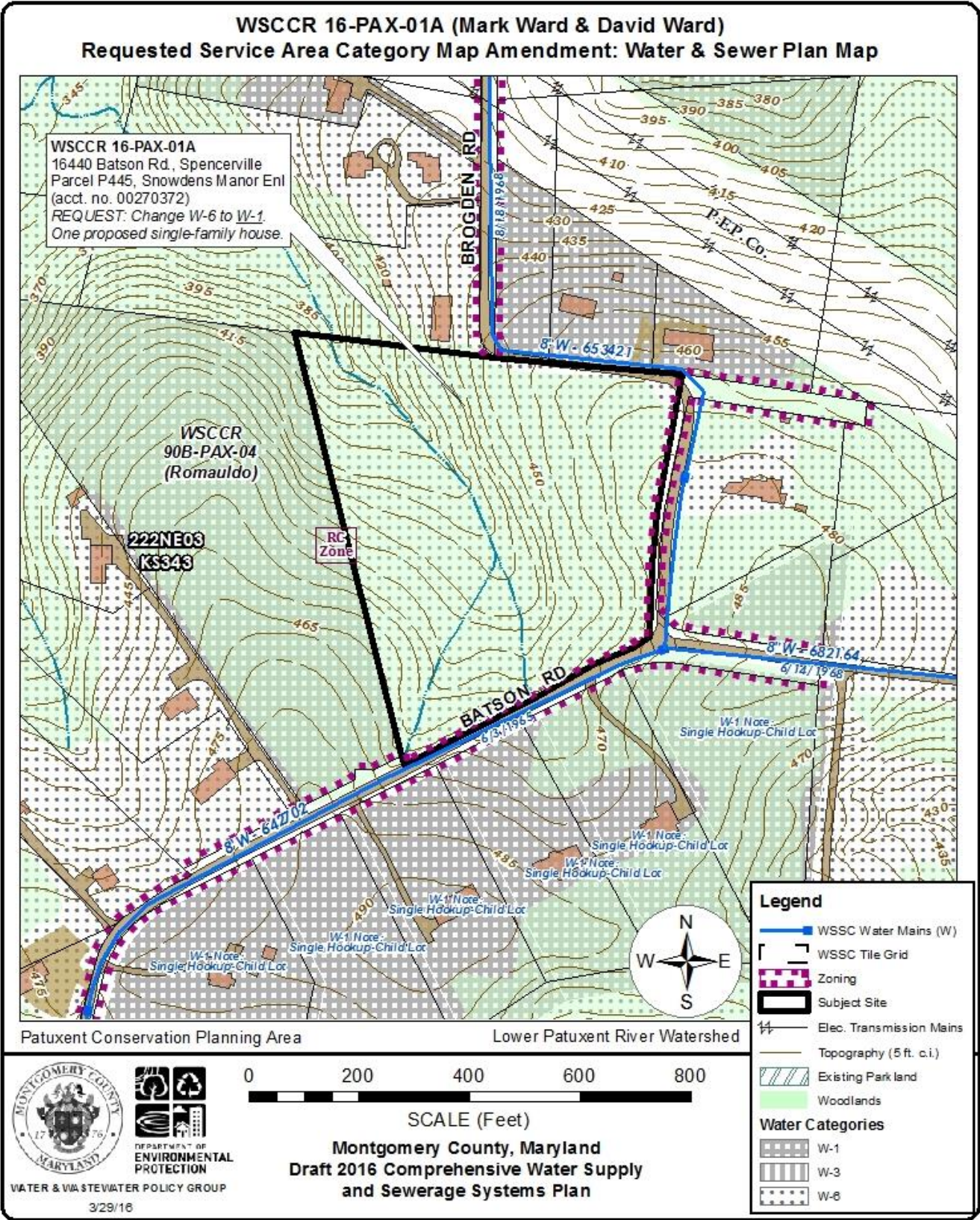
DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer: *(not requested)*



Request No. 7

WSSCR 16-POT-01A: Gerald Murphy, Jr.

Anticipated Action: AD 2016-2

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> • 11024 Chandler Rd., Potomac • Lot 1, Block 5, Fawsett Farms (acct. no. 00867837) • Map tile: WSSC – 210NW11; MD – FN23 • Southeast corner, intersection of Chandler Rd. and Falls Rd. (MD 189) • R-200 Zone; 47, 314 sq. ft. (1.09 ac) • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built 1953) • <u>Proposed use</u>: sewer service for a replacement single-family house 	<p><u>Existing – Requested – Service Area Categories</u></p> <table> <tr> <td>W-1</td><td>W-1 (No Change)</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"We will build a new house on property, tear down old house and connect new house to sewer."</p> <p><i>DEP Note:</i> On Mar. 15, 2016, DEP issued a request to WSSC to provide public sewer service to this property designated as category S-6 under the authority of the County's "abutting mains" service policy (see pg. 20). The abutting mains policy allows such an action in advance of a category change approval in cases where the policy's requirements are clearly satisfied.</p>	W-1	W-1 (No Change)	S-6	S-1
W-1	W-1 (No Change)				
S-6	S-1				

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

*DEP note for M-NCPPC - Planning: Although DEP's request to WSSC for sewer service to this S-6 property was made under the "abutting mains" policy, DEP expects a recommendation to approve category S-1 to be made under the "**consistent with existing plans**" policy. The property is zoned R-200 and is located within the planned public sewer envelope.*

M-NCPPC – Parks Planning:

WSSC - Water: (Not requested)

WSSC - Sewer:



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

MEMORANDUM

March 15, 2016

TO: Luis Tapia, Manager, Permit Services Unit, Development Services Group
Washington Suburban Sanitary Commission

FROM: Alan Soukup, Senior Environmental Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Request to Provide a Single Water/Sewer Service Connection

ALS

This is to request that WSSC accept and act on an application to provide public sewer service for the following property:

Property Address & Identification	Owner – Est. Date	Abutting Main – 200' Tile	WSSCR No.
11024 Chandler Rd., Potomac Lot 1, Block 5, Fawcett Farms; acct. no. 00867837 (tax map FN23)	Gerald & D.M. Murphy Plat no. 1638: 1945 House Built: 1953	8" gravity sewer (#992671A) Falls Rd. – built: 2002 1" low-pressure sewer (#095049Z) Chandler Rd. – built: 20101 (WSSC tile 210NW11)	WSSCR 16-POT-01A

Our records show that the subject property was established by subdivision plat in August 1945, and the existing house was constructed in 1953, prior to construction of the abutting sewer mains in 2002 and 2010. Given this, the property is eligible for a single sewer service connection under the abutting mains service policy in the County's Water and Sewer Plan.

DEP will address the service area category change amendment cited above, which seeks to change the existing S-6 sewer category to S-1, allowing the provision of public sewer service. However, it will take our office some time to process and approve this request, and the owner has indicated a need to expedite the service to this site.

WSSC may install the requested sewer service connection and approve on-site plumbing permits in advance of DEP's approval of the associated service area category change. The County's Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy.

If you have any questions concerning this request, please contact me at 240-777-7716

Attachment: Service Area Category Map (see pg. 3)

ADS:ads/
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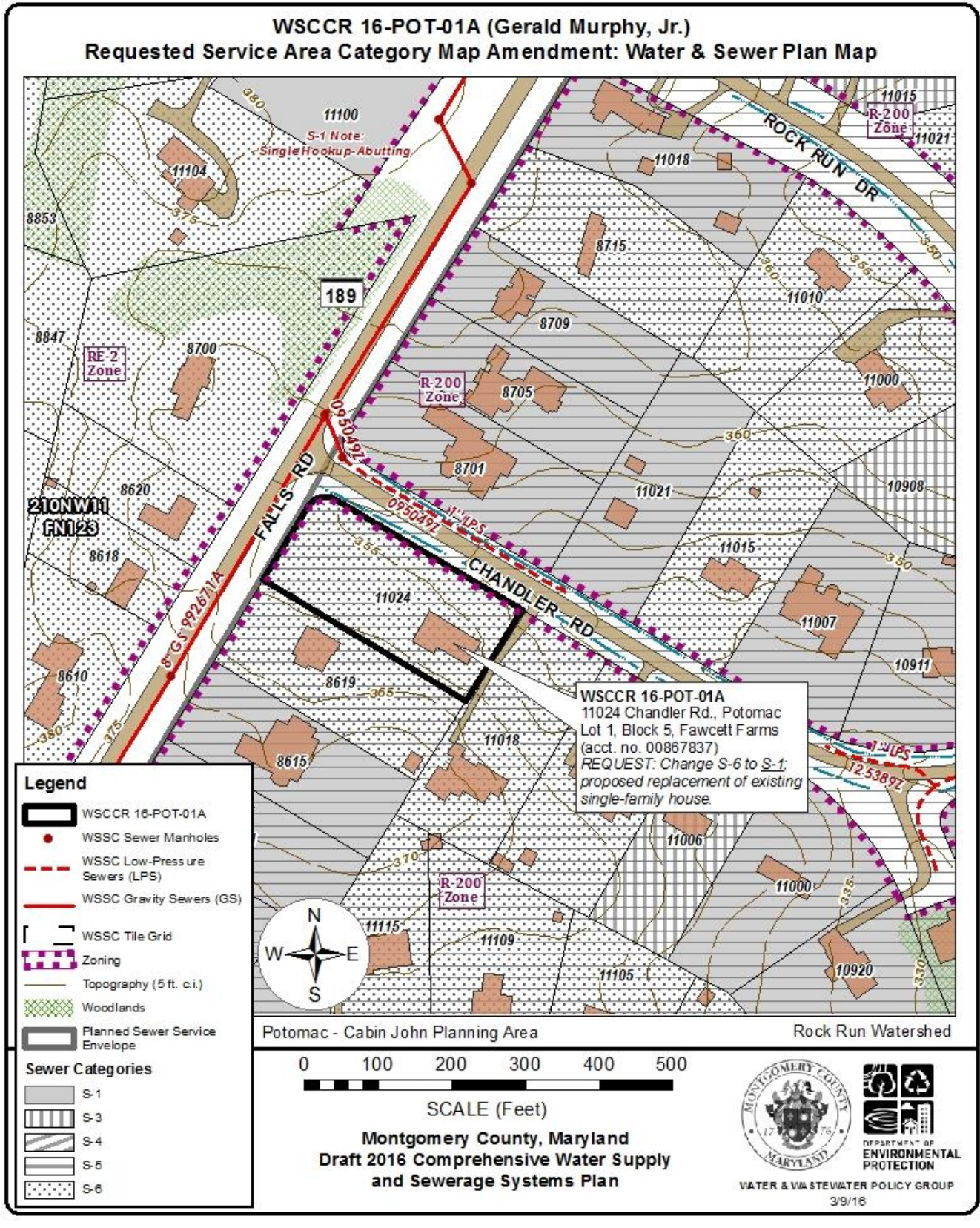
Office of the Director • Water and Wastewater Policy Group

255 Rockville Pike, Suite 120 • Rockville, Maryland 20850-4166 • 240-777-7716, FAX 240-777-7715

Luis Tapia
March 15, 2016

Page 2

cc: Lisa Sine, April Snyder, and Sharon Spruill, Development Services Group/Permit Services, WSSC
Kathy Maholtz, Development Services Group, WSSC
Pamela Dunn, Functional Planning Team, M-NCPPC
Katherine Nelson, Area 3 Planning Team, M-NCPPC
Gene Von Gunten, Well and Septic Section, DPS
Keith Levchenko, County Council
Dave Lake, DEP-WWPG
Gerald and D. M. Murphy



Request #8

WSSCR 16-POT-02A: Myrta Peyton

Anticipated Action Path: AD 2016-2

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> • 7601 Brickyard Rd., Potomac • Parcel P239, Carderock (acct. no. 00860084) • Map tile: WSSC – 209NW10; MD – FN32 • Southeast quadrant, intersection of Brickyard Rd. and New London • RE-2 Zone; 6.66 acres • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Potomac River – Great Falls Tributaries Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built 1922) • <u>Proposed use</u>: three-lot, single-family residential subdivision 	<p><u>Existing – Requested – Service Area Categories</u></p> <table> <tr> <td>W-1</td><td>W-1 (No Change)</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"The request is for three community sewer service hookups to be provided to the subject 6.66-acre property.</p> <p>"Peripheral sewer service policy allows for service area category change when the subject property confronts the existing community sewer service area and adjacent properties are served with community sewer service. The subject property would qualify for a single sewer hookup because the property abuts an existing sewer main (Contracts 856359A and 783969A) and the subject property and residence predates the abutting main. However, this request is for multiple sewer hookups because the existing 6.66 [-acre] property is proposed to be subdivided into three lots and;</p> <ol style="list-style-type: none"> 1. "The Site would qualify for a single sewer hookup as mentioned above; 2. "The portion of the existing property with the best potential for septic percolation is the forested part of the site containing mature forestland and would require removal of woodland to provide the proposed septic field areas; 3. "The site is in the Potomac Direct drainage basin; 4. "The number of proposed sewer hookups would not exceed the number of lots which could have been approved for septic systems." 	W-1	W-1 (No Change)	S-6	S-1
W-1	W-1 (No Change)				
S-6	S-1				

Agency Review Comments

DPS:

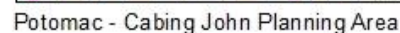
DEP note for DPS: The applicant states that the number of lots using sewer service (three proposed) would not exceed the number of lots possible using onsite septic systems. Are there any septic testing records for this property? If so, do those records indicate how many building lots the site could support using septic systems?

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer:



Request #9

WSSCR 16-TRV-01A: Phyllis Newfield

Anticipated Action: AD 2016-2

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> 9419 Overlea Dr., Rockville Lot 26, Block C, Potomac Highlands (acct. no. 00088234) Map tile: WSSC – 216nw09; MD – FQ53 Southeast side of Overlea Dr., northeast of Watts Branch Dr. RE-1 Zone; 67,518 sq.ft. (1.55 acres) Travilah Planning Area Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) <u>Existing use</u>: one single-family house (built 1949) <u>Proposed use</u>: sewer service for the existing house to relieve a failed septic system 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-3 W-3 (No Change)</p> <p>S-6 S-1</p> <p><u>Applicant's Explanation</u></p> <p>"System failure per County inspector on 3-10-16. Application fee waived per memorandum from Alan Soukup 3-22-16."</p> <p><u>DEP note:</u></p> <p><i>In response to an Mar. 16, 2016, request from DPS, DEP issued a request to WSSC to expedite the provision of public sewer service to this property designated category S-6 in advance of the approval of this request on Mar. 22, 2016, 2015 (see pgs.25-27). The authority for DEP's action is the "public health problems" service policy in the Water and Sewer Plan. The policy allows such an action in cases where DPS has identified an onsite system failure.</i></p>

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (Not requested)

WSSC - Sewer:



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

MEMORANDUM

March 22, 2016

TO: Ray Chicca, Acting Group Leader, Development Services Group
Luis Tapia, Unit Coordinator, DSG Permit Services
Washington Suburban Sanitary Commission

FROM: Alan Soukup, Senior Environmental Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Public Health Problems

We request WSSC's assistance in expediting the provision of public service to the following property:

Sewer Service: 9419 Overlea Drive, Rockville

Property I.D.:	Lot 26, Block C, Potomac Highlands; acct.no. 00088234 (SDAT tax map: FQ53)
Owner:	Phyllis Newfield
WSSC grid:	216/217NW09
Planning Area:	Travilah
Water Category:	W-3
Sewer Category:	S-6
Zoning/Size:	RE-1 Zone; 67,815 sq. ft. (1.55 ac.)
Watershed:	Watts Branch

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service, due to a high seasonal water table and insufficient, usable area for a replacement septic system. An existing 8-inch-diameter sewer main (WSSC #) abuts the property along Overlea Dr. at its northern end.

Although this property is designated as category S-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. DEP will initiate the process to have the property owner file a request for a service area change from sewer category S-6 to S-1.

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. **WSSC does not need to wait for the approval of a Water and Sewer Plan amendment to provide public sewer service; public service via the WSSC's system should be provided as soon as possible.** We would appreciate your assistance in this matter.

WSSC's existing 8-inch sewer main abuts and/or traverses two sides of the property, along Overlea Dr. and the north side. A tributary stream of Watts Branch also traverses along the property's north side. Disruption to this stream and its buffers should be minimized if at all possible. DEP therefore requests that WSSC establish a location for the needed sewer connection along the sewer main segment at Overlea Dr.

Office of the Director • Water and Wastewater Policy Group

Rockville Center, Suite 120 • 255 Rockville Pike • Rockville, Maryland 20850-4166 • 240-777-7716 • FAX 240-777-7715

Ray Chicca and Luis Tapia, WSSC
March 22, 2016

Page 2

The property owner will need to contact WSSC to begin the application process for public sewer service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner's behalf. Contact the WSSC Permit Services Section at either 301-206-4003 or onestopshop@wssewater.com. Additional information is available at the WSSC-Permits website at <https://www.wsscwater.com/business--construction/permit-services.html>.

If you have any questions, or if there are significant problems related to provision of sewer service, please contact me at alan.soukup@montgomerycountymd.gov or 240-777-7716.

Attachments (see pages 3 and 4)

R:\Programs\Water_and_Sewer\Projects\well-septic\HEALTHAZ\Skeletons\2012skel.doc

cc: Lisa Sine, Sharon Spruill and April Snyder, Permit Services Unit, WSSC
Dave Shen, Development Services Group, WSSC
David Lake, Manager, Water and Wastewater Policy Group, DEP
Gene Von Gunten and Heidi Scott, Well and Septic Section, DPS
Pamela Dunn, Functional Planning Division, M-NCPPC
Katherine Nelson, Area 3 Planning Team, M-NCPPC
Phyllis Newfield

Ray Chicca and Luis Tapia, WSSC
March 22, 2016

Page 3



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

March, 16th, 2016

TO: Alan Soukup
Water & Wastewater Policy Group
Department of Environmental Protection
255 Rockville Pike
Rockville, Maryland 20850

FROM: Heidi Scott
Well and Septic Section
Dept. of Permitting Services
255 Rockville Pike, 2nd floor
Rockville, Maryland 20850

SUBJECT: Request for Sewer Connection

LOCATION: 9419 Overlea Drive
Rockville, MD 20850
Tax Map Grid: FQ53
WSSC Grid: 216 NW 09

The owners of the dwelling at the subject property have requested our assistance in getting an expedited sewer connection due to a failing septic system.

The county inspector observed sewage beginning to pond at the surface during an inspection on 3/10/16. The dwelling is served by a shallow lagoon system installed in 1960 in a poor topographic location. The property is located within a seasonally high water table and lacks sufficient area for installation of a conventional replacement system.

Per DPS Well and Septic records, the system has been functioning poorly since 2003. DPS recommends a sewer connection. This property is located in service area category S-6.

If I can be of further assistance, please contact me at 240-777-6318.

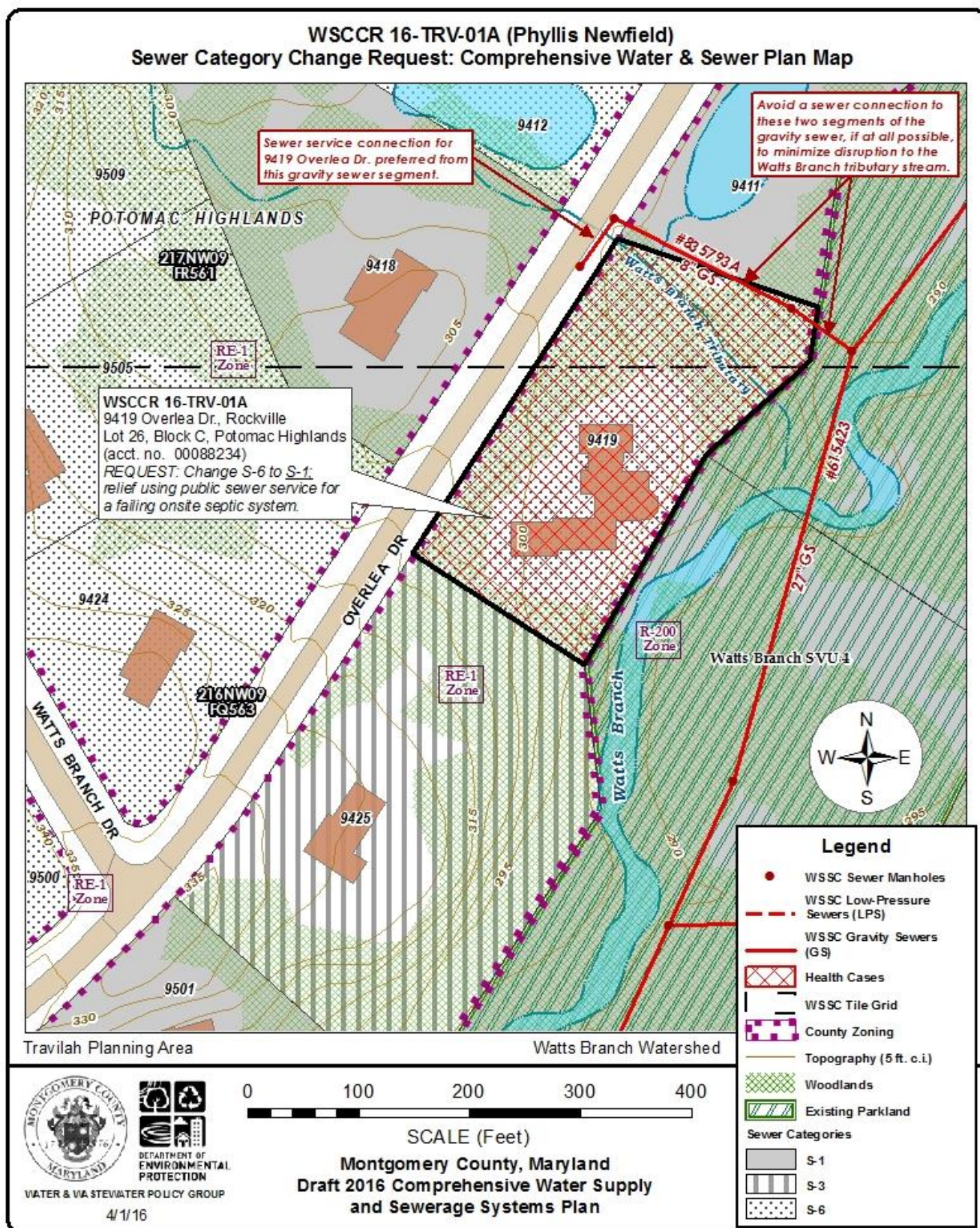
cc: File

Phyllis Newfield, owner
255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov

montgomerycountymd.gov/311



240-773-3556 TTY



Request #10

WSSCR 16-TRV-02A: Karen McCord

Anticipated Action: *Not determined at this time.*

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> 12400 Pennyfield Lock Rd., Potomac Parcel P596, Muddy Branch Etc (acct. no. 00397141) Map tile: WSSC – 216NW14; MD – EQ23 Northwest side of Pennyfield Lock Rd., opposite and adjacent to the C&O Canal National Historical Park RE-2 Zone; 2.20 acres Travilah Planning Area Potomac Subregion Master Plan (2002) Muddy Branch Watershed (MDE Use I) <u>Existing use</u>: one single-family house (built 1913) <u>Proposed use</u>: public sewer service for the existing house 	<p><u>Existing – Requested – Service Area Categories</u></p> <table> <tr> <td>W-6</td><td>W-6 (No Change)</td></tr> <tr> <td>S-6</td><td>S-3</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"The house is located in a sensitive area/flood plain. WSSC sewer drain is located within 200 yards of the house. Given the proximity to sensitive water areas, we are requesting a change to public sewer."</p>	W-6	W-6 (No Change)	S-6	S-3
W-6	W-6 (No Change)				
S-6	S-3				

Agency Review Comments

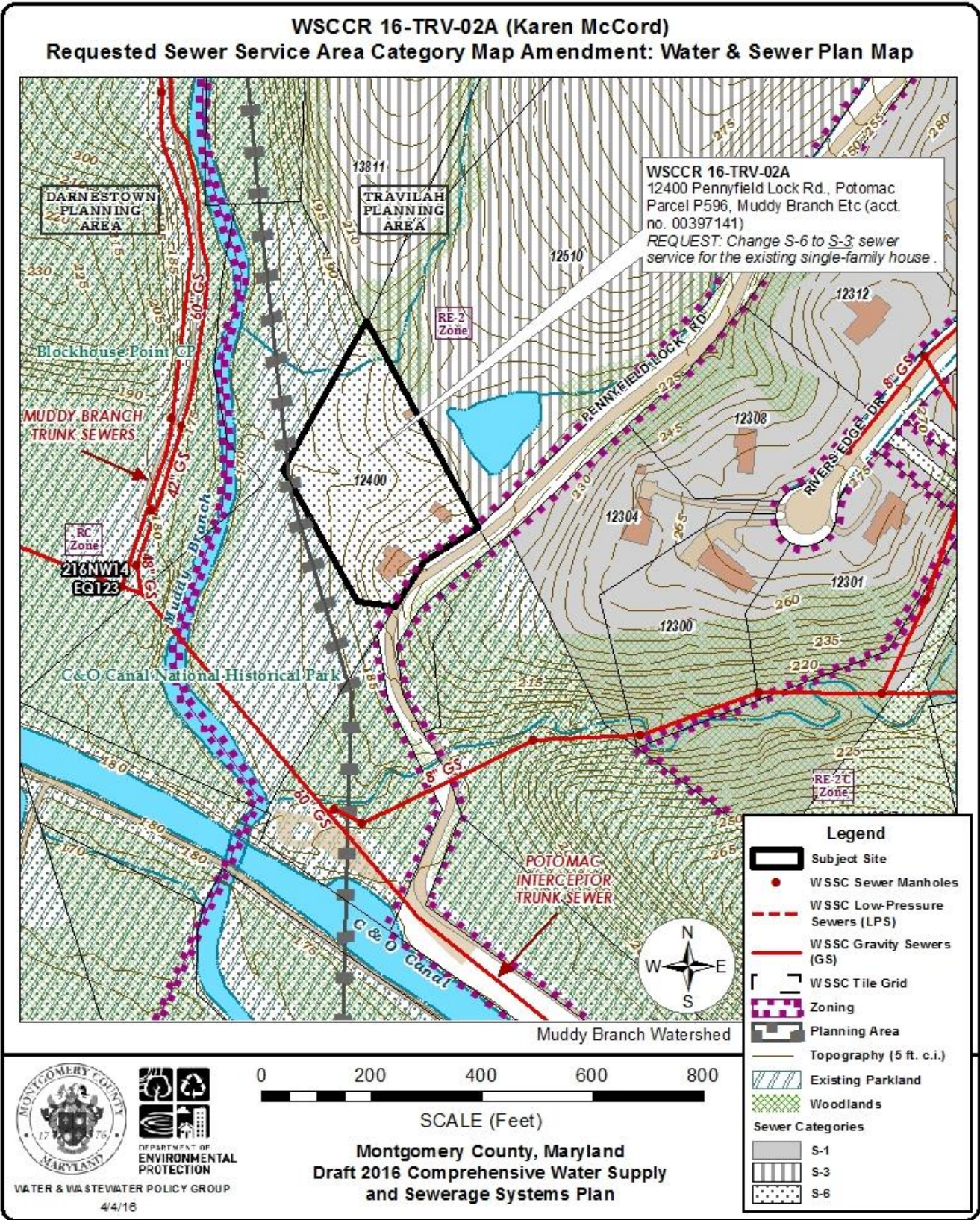
DPS:

M-NCPPC – Planning Dept.:

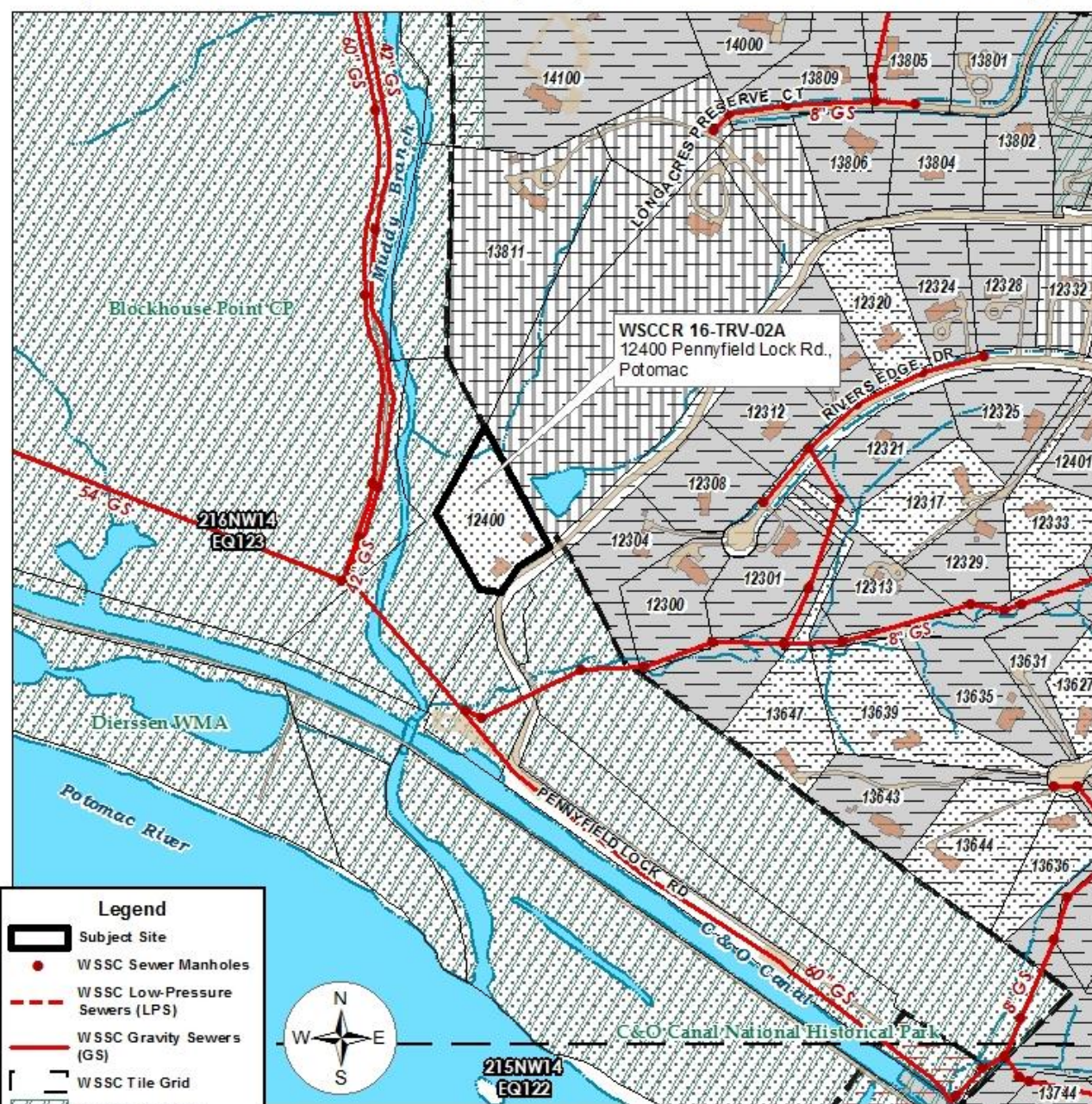
M-NCPPC – Parks Planning:

WSSC - Water: *(not requested)*

WSSC - Sewer:



**WSSCR 16-TRV-02A (Karen McCord) - Planned Public Sewer Envelope
Requested Sewer Service Area Category Map Amendment: Water & Sewer Plan Map**



0 500 1,000 1,500

SCALE (Feet)

Montgomery County, Maryland
Draft 2016 Comprehensive Water Supply
and Sewerage Systems Plan



WATER & WIA STEWART POLICY GROUP
4/28/16

Request #11

WSSCR 16-TRV-03A: Glenstone Foundation

Anticipated Action Path: AD 2016-2

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> • 12100 Glen Rd., Potomac • Lot 5, Oak Grove (acct. no. 03676467) • Map tile: WSSC – 216NW12; MD –EQ63 • Southwest side of Glen Rd., between Greenbriar Rd. and Three Sisters Rd. • RE-2 Zone; 51.90 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: utility buildings • <u>Proposed use</u>: multiuse well water system for the expansion of the existing museum (on Lot 6). 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6 W-6 for multiuse water system</p> <p>S-3 S-3 (No Change)*</p> <p><i>*DEP will change the existing S-3 to S-1 for both Lots 5 and 6 via a separate action, to reflect the completed sewer extension installation for this site.</i></p> <p><u>Applicant's Explanation</u></p> <p>DEP summary: MDE has required Water & Sewer Plan map and text amendments for the proposed multiuse water supply system for the Glenstone II museum expansion. (See applicant's letter, dated 4/11/16, pgs. 33-35.)</p> <p><i>Note: See also <u>CPTA 16-APB-02T</u>, a draft amendment for Appendix B, to include the proposed multiuse water supply system for this project (pgs. 37-38).</i></p>

Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water:

WSSC - Sewer: *(Not requested)*

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

RECEIVED

APR 12 2016

Environmental Protection

April 11, 2016

Barbara A. Sears
bsears@linowes-law.com
301.961.5157

Scott C. Wallace
swallace@linowes-law.com
301.961.5124

Mr. Alan Soukup
Montgomery County Department of Environmental Protection
Watershed Management Division
255 Rockville Pike, Suite 120
Rockville, Maryland 20850-4166

Re: Glenstone II - Application for Multi-Use Water Supply System

Dear Mr. Soukup:

This Firm represents the Glenstone Foundation (the "Foundation"), which owns and operates the Glenstone museum on Glen Road in Potomac.¹ The Foundation is currently undertaking an expansion of the museum facilities consisting of the addition of a new museum building, café, and maintenance building ("Glenstone II") on an approximately 52-acre record lot owned by the Foundation (the "Property"). The Property is identified as "Lot 5" on Plat No. 24598, a copy of which is included in the Well Location Exhibit prepared by VIKA, the project's civil engineer, attached as Attachment "1".² On behalf of the Foundation, we are submitting the enclosed Application to include a multi-use water supply system for Glenstone II (the "Water System" or "System") on the Inventory of Multi-Use Water Supply Systems, Appendix B to the County's Ten Year Comprehensive Water Supply and Sewerage System Plan (the "Plan").

The Property is in Sewer Category S-3 and Glenstone II will be served by public sewer in accordance with sewer category change that was approved for the expansion by the Montgomery County Council on July 29, 2012, by Resolution No. 17-504 and approved by the Maryland Department of the Environment ("MDE") on November 8, 2012. As discussed during the sewer category application process, it was anticipated that Glenstone II would be served by a private water supply system that utilizes existing wells on the Property. Therefore, the Property remained in Water Category W-6, which is defined as an area appropriate for water supply by private wells.

¹ The Foundation is a Delaware nonprofit, tax exempt entity registered to do business in Maryland as the Glenstone Foundation, Inc. Attached as Attachment "2" is the Foundation's Delaware Certificate of Incorporation, Maryland Foreign Corporation Qualification, and IRS Tax Exempt Determination letter.

² The Property (Lot 5) was previously known and identified as "Parcel N538".

**L&B 5677134v5/11659.0001



Mr. Alan Soukup
April 11, 2016
Page 2

Glenstone II is currently under construction on the Property. As shown on the Projected Water Usage Table prepared by Altieri, the Project's mechanical system engineer, attached as Attachment "3", the average water usage for Glenstone II, including the cooling tower for the new museum building, is projected as 9,462 gallons per day ("GPD"), while the peak usage is projected as 18,447 GPD. Approximately 87% of the average GPD and 89% of the peak GPD usage is required for the cooling tower. Only a relatively small amount (less than 5,000 GPD) of the water is required for human consumption and we have confirmed with Glenstone that none of the water will be used for irrigation purposes. Further, the water demand for Glenstone II is significantly less than the water demand for the 43-lot residential subdivision that was previously approved for the entire Glenstone property consisting of approximately 127 acres.

The Water System for Glenstone II will be supplied by three existing wells on the Property identified on the Well Location Exhibit, Attachment "1". For emergency use only in the event of a failure of the three main wells, the Water System includes an existing well, also shown on Attachment "1", located on a lot owned by the Foundation adjacent to the Property identified as Lot 11 on Plat No. 25005.

The Water System will utilize a water filtration system for filtration and treatment ("WFS"). In order to construct the WFS, the Foundation is required to obtain a construction permit and a Water Appropriation Permit ("WAP") from the MDE (collectively, the "Permits"). The Foundation filed the application for the WFS construction permit in late August of 2015 with the MDE Engineering and Capital Projects Program and filed the WAP Application with the MDE Water Appropriations Group on December 22, 2015.

The Permits are in the critical path of the development schedule for Glenstone II. The new museum building is scheduled to open to the public in the fall of 2017. Prior to the public opening, the interior of the building must be substantially completed by April 15, 2017 to allow for staff occupancy and the installation of the art. In order to complete the exterior and interior of the new buildings by that date, the WFS and HVAC equipment, including the cooling tower that is served by the Water System, must be operational by July 1, 2016. The WFS requires approximately 4 months to construct and connect to the new buildings. Accordingly, the Glenstone II team had initially projected that the Permits would need to be issued by March 1, 2016 in order to avoid any delays in the project schedule.

In the course of reviewing the applications for the Permits, MDE staff advised the Glenstone II consultant team in late September of 2015 that prior to issuance of the Permits, Montgomery County, through DEP, was required to provide MDE with confirmation that the Water System is consistent with the Plan. In response, in December of 2015 we requested that DEP make the determination on behalf of the County that the System is consistent with the Plan because the Property is located in the W-6 water category, which indicates that the Property is appropriate for water supply by private wells as proposed for Glenstone II and based on the findings associated



Mr. Alan Soukup
April 11, 2016
Page 3

with the sewer category change. On December 17, 2015, DEP certified on the WAP application that the Water System was consistent with the Plan. Thereafter, the Foundation submitted the WAP application with this certification to MDE on December 22, 2015. The County's determination of consistency was also provided to MDE staff reviewing the construction permit. Subsequently, by letter dated March 28, 2016 to David Lake of DEP from Lynn Buhl, Director of MDE's Water Management Administration, MDE stated that based on its review of the Plan, the Water System must be identified as a Multi-Use Water System on the Plan. DEP therefore has requested that the Foundation file the enclosed Application to identify and include the Water System as a Multi-Use Water System on the Plan.

As previously stated, the issuance of the Permits is a critical path item in the Glenstone II project schedule. Accordingly, we request that you process the Application for approval as expeditiously as possible.

Enclosed please find the following:

1. Application Form
2. Draft Listing for the Glenstone Water System on the Inventory of Multi-Use Water Supply Systems

Upon review of this letter and the enclosed application materials, please do not hesitate to contact us if you have any questions. Thank you for your continued assistance on this project.

Very truly yours,

LINOWES AND BLOCHER LLP

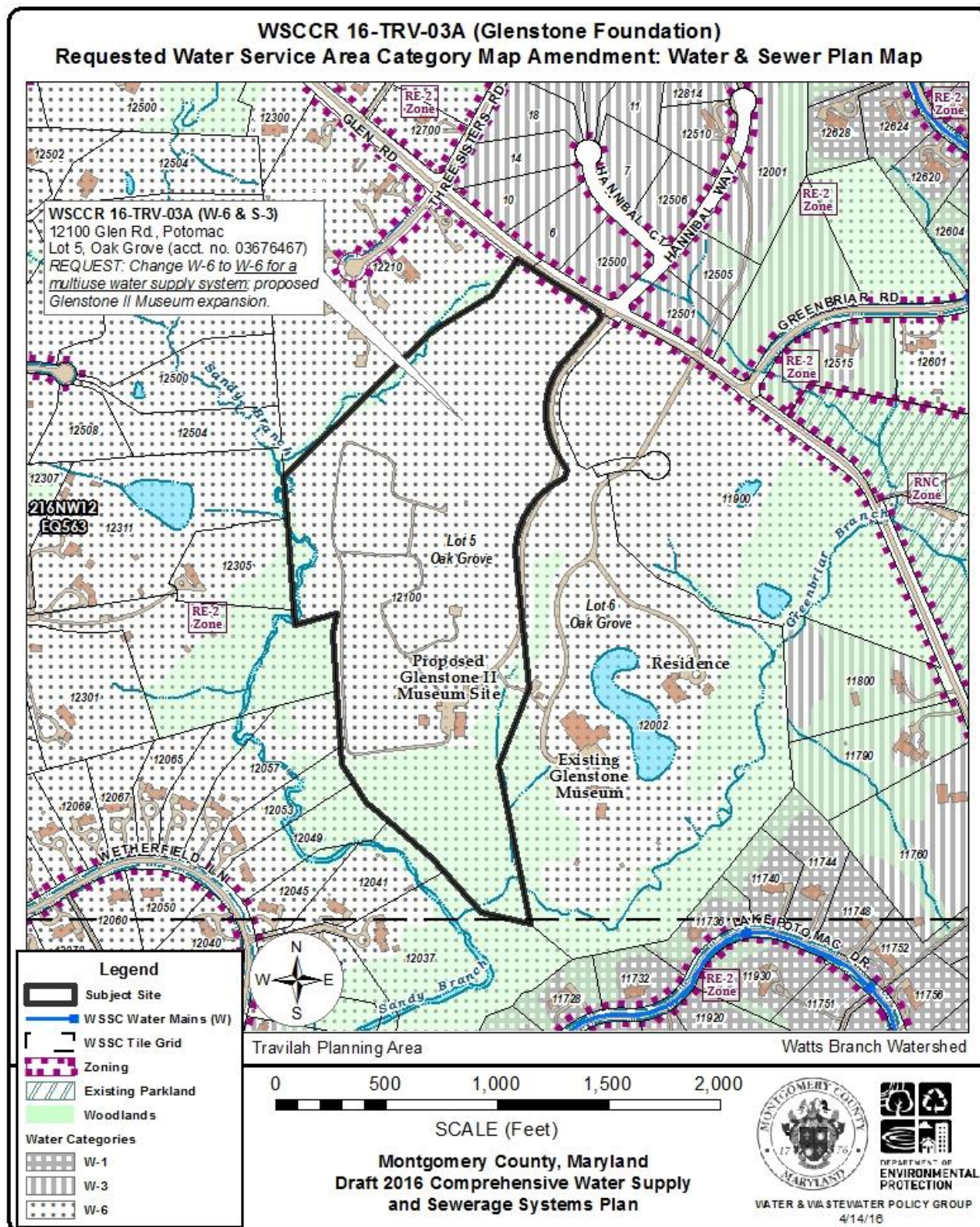
A handwritten signature in blue ink, appearing to read "Barbara A. Sears".

Barbara A. Sears

A handwritten signature in blue ink, appearing to read "Scott C. Wallace".

Scott C. Wallace

Attachments



CWSP Text Amendment: Glenstone Museum Multiuse Water Supply System

CPTA 16-APB-02T (See Page 2)

Page 1

MONTGOMERY COUNTY COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN
APPENDIX B: MULTI-USE WATER AND SEWER FACILITIES
APPROVED 2003- 2012 PLAN

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B-T2: WSSC Sewerage System CIP Projects (FYs 03 - 08).....	B-3

APPENDIX B: MULTI-USE WATER AND SEWER FACILITIES

I. INTRODUCTION

The State requires that the County approve and inventory multi-use water supply and sewerage systems in the Water and Sewer Plan. This Plan multi-use systems as individual on-site systems, whether owned or operated by an individual or group of individuals under private or collective ownership, serving a group of individuals, and having a treatment capacity of 1,500 gallons or more per day (gpd). The County's minimum system capacity requirement is more stringent than the State's minimum 5,000 gpd requirement. This is intended to help identify where several "smaller" multi-use systems may have cumulative impacts on groundwater resources.

Multi-use water supply systems utilize a source of ground or surface water to provide potable water, and consist of wells, piping, pumps, tanks, and/or other facilities. Most often in Montgomery County, multi-use water systems use groundwater wells. Multi-use sewerage systems collect and dispose of sewage or industrial wastes of a liquid nature, and consist of various devices for the treatment and discharge of sewage and industrial wastes. These are usually large-capacity septic systems. For the purposes of this plan, multi-use systems include the following:

- A single water supply and/or sewerage system serving a single property;
- A single water supply and/or sewerage system serving two or more commonly-owned, contiguous properties with a common function (religious institution, nursing home, etc.); and
- More than one water supply and/or sewerage system serving a single property with a cumulative capacity of 1,500 or more gpd.

Table B-T1: Inventory of Existing and Approved Multi-Use Water Supply Systems			
Facility Name Owner/Operator Facility Location & Coordinates	Water Source Type of Treatment Sludge and /or Filter Backwash Disposal	Rated Capacity Average Production Maximum Peak Flow Storage Capacity	Planned Expansion Comments
INDUSTRIAL			
Dickerson Generating Station -- PEPCO Martinsburg Rd. -- Dickerson N520,000/E668,000	•Potomac River •clarification, filtration, chlorination •hauled	capacity: 0.056 MGD ave. prod.: 0.026 MGD max. flow: 0.056 MGD storage: none	None
Resource Recovery Facility -- Mont. Co. DPWT & Northeast Maryland Waste Disposal Authority Martinsburg Rd. - Dickerson N498,300/E670,050	•groundwater •chlorination •none	capacity: 0.0144 MGD ave. prod.: 0.0144 MGD max. flow: 0.0072 MGD storage: 0.0015 MGD	None

CWSP Text Amendment: Glenstone Museum Multiuse Water Supply System

CPTA 16-APB-02T (See Page 2)

Page 2

Table B-T1: Inventory of Existing and Approved Multi-Use Water Supply Systems			
Facility Name Owner/Operator Facility Location & Coordinates	Water Source Type of Treatment Sludge and/or Filter Backwash Disposal	Rated Capacity Average Production Maximum Peak Flow Storage Capacity	Planned Expansion Comments
COMMERCIAL			
Trotter's Glen Golf Course private Batchelor's Forest Rd. - Olney N470,600/E784,100	•Groundwater •None •None	capacity: 0.0045 MGD ave. prod.: N/A max. flow: 0.0045 MGD storage: none	None
Sundown Road Veterinary Clinic -- private Sundown Rd. - Laytonsville N507,000/E763,000	•Groundwater •None •None	capacity: 0.0015 MGD ave. prod.: 0.0015 MGD max. flow: 0.0015 MGD storage: none	None
Montgomery Country Club -- private Olney Laytonsville Rd. - Laytonsville N/E	•groundwater •none •none	capacity: ave. prod.: max. flow: storage:	None
Yesteryear Farm Country Inn private Laytonsville Rd. - Laytonsville N513,400/E759,300	•Groundwater •None •None	capacity: 0.0025 MGD ave. prod.: N/A max. flow: 0.0025 MGD storage: none	Proposed facility
INSTITUTIONAL			
NIH Animal Farm -- National Institutes of Health/USHEW Elmer School Rd. - Poolesville N472,000/E665,000	•Groundwater •Chlorination •None	capacity: 0.151 MGD ave. prod.: 0.042 MGD max. flow: 0.059 MGD storage: 0.150 mg*	Facility Study Proposed * elevated storage
Brooke Grove Nursing Home -- Brooke Grove Foundation Baltimore Rd. - Olney N471,000/E789,000	•groundwater •chlorination, pH control •none	capacity: ave. prod.: max. flow: storage:	Future connection to public water service is planned
Circle School -- private Quince Orchard Rd. - Darnestown N465,700/E714,700	•Groundwater •None •	capacity: 0.00375 MGD ave. prod.: N/A max. flow: 0.00375 MGD storage: none	Proposed Facility
(See Water and Sewer Plan Appendix B for additional table entries)			
Tri-County Baptist Church private Damascus Rd. - Damascus N525,500/E754,700	•groundwater •none •none	capacity: 0.0045 MGD ave. prod.: N/A max. flow: 0.0045 MGD storage: none	Proposed facility
Garden of Remembrance Memorial Park - Garden of Remembrance Memorial Park., Inc. private Comus Rd. - Clarksburg N516,100/E713,000	•groundwater •none •none	capacity: 0.0015 MGD ave. prod.: N/A max. flow: storage: none	Proposed facility
CPTA 16-APB-02T: Glenstone Foundation (Related Water Category Map Amendment: WSCCR 16-TRV-03A – table data provided by applicant)			
Glenstone II Museum II Glenstone Foundation (private) 12100 Glen Rd., Potomac N506,100/E1,241,000	•groundwater •filtration, softening, chlorination, pH control •backwash to public sewer	capacity: 0.058 MGD ave. prod.: 0.009 MGD max. flow: 0.018 MGD storage: 0.006 MG	Proposed system: primarily cooling tower water supply; also drinking water supply

4/28/16

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Request #12

WSSCR 16-TRV-04A: Floyd III & Carolyn Willis

Anticipated Action Path: *Not determined at this time.*

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> 13113 Ridge Dr., Rockville Lot 6, Block 10, North Glen Hills Section 2 (acct. no. 00079068) Map tile: WSSC – 217NW10; MD – FR41 East side of Ridge Dr., between Watts Branch dr. and Cleveland Dr. RE-1 Zone; 2.72 acres Fairland – Beltsville Planning Area Fairland Master Plan (1997) Watts Branch Watershed (MDE Use I) <u>Existing use</u>: one single-family house (built 1963) <u>Proposed use</u>: Sewer service for the existing house to relive a failed septic system. 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-3 W-3 (No Change) S-3* S-3** (No Category Change)</p> <p>*One sewer hookup only – health problem **One sewer hookup only – health problem. Allow an alternative sewer extension alignment, as proposed, from the alignment specified in CR 14-819 (see pgs. 41-42).</p> <p><u>Applicant's Explanation</u></p> <p>"To allow sewer service via an alternative route that can be afforded by applicant and may serve other existing homes in the future if sewer service is needed.</p> <p>" By Council Resolution No. 14-819 on 3/27/01 the property was approved for a sewer category change from S-6 to S-3 under WSSCR 00A-TRV-10:</p> <p>'Approve S-3 for one sewer hookup only to relieve a public health problem. The WSSC shall allow the provision of service via a grinder pump/low-pressure sewer system along Ridge Dr. to the existing 8"-dia. main (no. 89-8050A) at the intersection with Watts Branch Dr. in order to relieve the health problem.'</p> <p>"At this date, over 15 years later, the property has not hooked up to public sewer due to the financial cost of a connection and installation of a low pressure sewer line over 750' long. It is noted that the property's condition has existed for at least twenty-one years as a prior request for a sewer hookup, WSSCR 94A-TRV-05, was denied under Council Resolution 13-89 in May of 1995.</p> <p>"The current sewer category change request is to allow an additional alternative low pressure sewer alignment by adding language to the 3/27/01 approval by inserting 'or along Ridge Dr. and Cleveland Dr. to the existing [1"-dia] low-pressure main (no. 97-AW/AS 1849A)' after "Watts Branch Drive'.</p> <p>"While this alternative low pressure main alignment is about 80% longer [than the specified Ridge Dr. extension], it may be more financially feasible. Additionally, and most importantly, this alignment would require design to serve at least 5 more existing homes if and when their septic systems fail. The current approved alignment could not possible be designed to ever serve and other existing home.</p> <p>"We trust this alternative alignment makes good planning and public policy sense. In lieu of this alternative alignment, this property may never be connected to public sewer service."</p>

Agency Review Comments

DPS:

DEP note for DPS – *The applicant's explanation (see above) states that the septic system failure for this property dates back to at least 1994, based on the category change request denied under CR 13-89. However, DEP's records do not indicate that the 1994 request for the Willis property was based on a known septic system problem. Do your records show when the owners first approached the Well and Septic Section about a problem with the existing septic system?*

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (Not requested)

WSSC - Sewer:

DEP note for WSSC – *The applicant has proposed an alternate low-pressure sewer main alignment, different from the alignment specified under Council Resolution No. (CR) 14-819. Rather than providing service via the 8-inch-diameter gravity main at Ridge Dr. and Watts Branch Dr., the applicant's proposal would serve the*

subject property via an existing low-pressure sewer west of the intersection of Cleveland Dr. and Cleveland Ct. This changed sewer alignment raises several questions that DEP would appreciate that WSSC-DSG address as part of the review comments:

- Is the applicant's proposed alignment feasible for providing service to the subject property?*
- Could the applicant's proposed extension also serve all of the properties abutting the low-pressure sewer alignment (see map on page 43)? Can the existing 1-inch-diameter low-pressure main handle the expected sewage flows from these properties?*
- The applicant's proposed low-pressure sewer extension would likely replace a segment of the conceptual sewer main extension system identified in the Phase 2 Report for DEP's Glen Hills Study. This segment runs along Ridge Dr. between Watts Branch Dr. and Cleveland Dr. The conceptual sewer design shows two other low-pressure sewers feeding into this sewer segment: one along Ridge Dr., north of Cleveland Dr., and the other along Cleveland Dr., west of Ridge Dr. (See the map on page 44.) Can the applicant's proposed low-pressure extension along Cleveland Dr. function to replace the low-pressure main segment along Ridge Dr. (between Cleveland Dr. and Watts Branch Dr.) in the conceptual sewer plan? Again, can the existing 1-inch-diameter low-pressure main handle the expected sewage flows from these properties?*

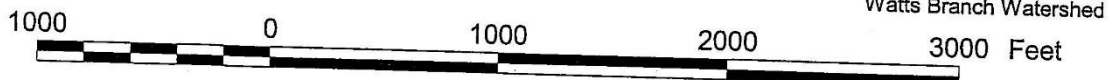
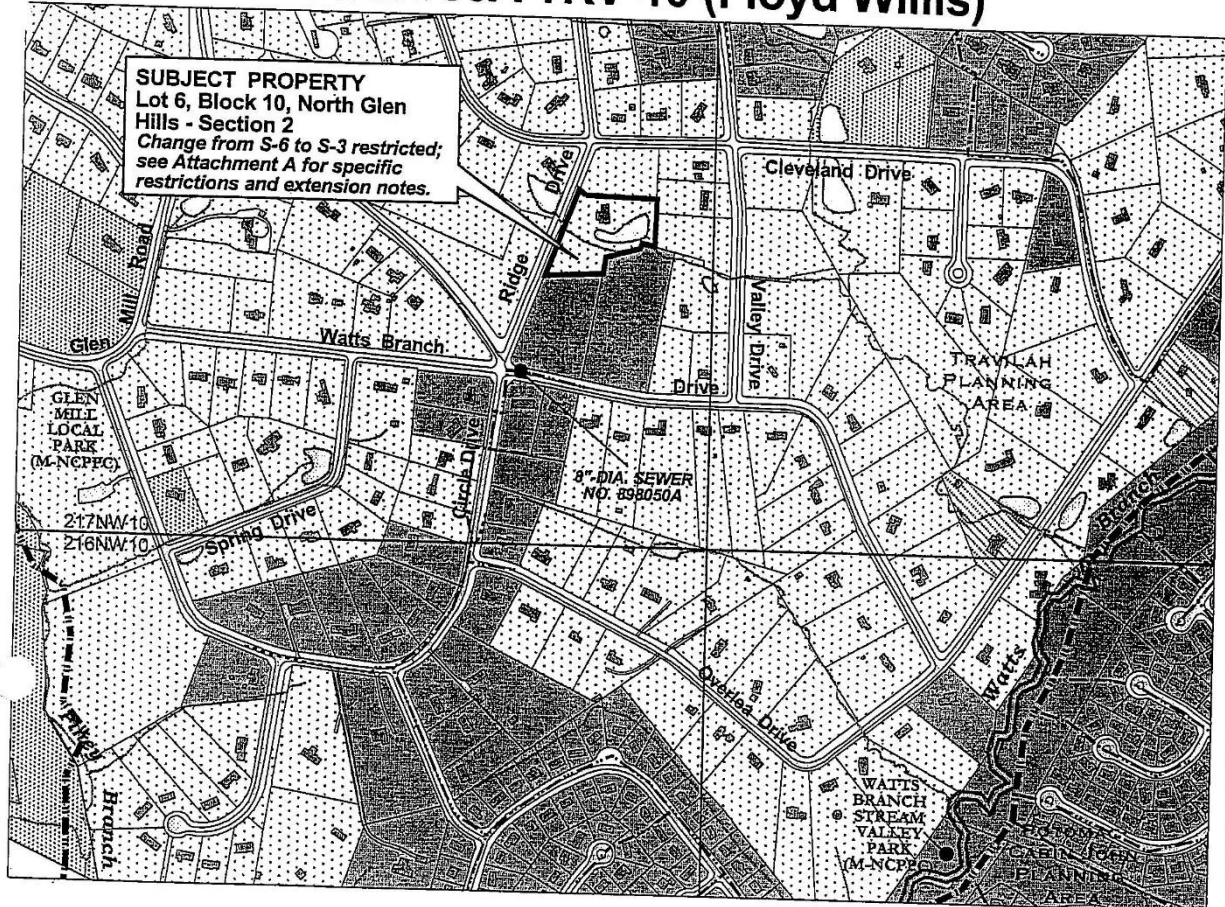
County Council Resolution No. 14-819 (3/27/2001) – Attachment A: Page 2 of 3
December 2000 Water and Sewer Plan Amendment Transmittal

Comprehensive Water Supply and Sewerage Systems Plan: Individual Water/Sewer Map Amendments ✓

Amendment No. Applicant (Owner) Description & Location	Master Plan & Watershed Zoning & Acreage Site Development	Existing Category	Requested Category	County Council Action (Attachment B provides mapping of approved, conditionally approved, and deferred amendments.)
POTOMAC - CABIN JOHN PLANNING AREA				
WSSCR 00A-POT-03 Lalleh Mahlouji Lot 24, Block 3, Fawsett Farms (tax map FN123) North side of Rock Run Dr. 150' east of Chandler Rd.	Potomac Subregion Master Plan (1980) – master plan sewer stage IV Rock Run watershed (Use) R-200 Zone: 0.92 acre Existing use: one single-family house; no changes proposed	W-1 S-6	no change S-3	Maintain S-6, with advancement to S-3 conditioned on the applicant's notice to MCDEP that the required sewer extension, as evaluated by a WSSC feasibility study, is financially feasible. Tax ID: 00867952
TRAVILAH PLANNING AREA				
WSSCR 00A-TRV-08 Steven Black (prior applicant: Alicia Calderon*) Parcel 1A (N521), Frank Taylor Subdivision (tax map EQ342) North side of River Rd. (Rte. 190) 600' west of Springridge Rd. *property sold on 9/11/2000	Potomac Subregion Master Plan (1980) – master plan sewer stage IV Watts Branch watershed (Use I) RE-2 Zone: 3.21 acres Existing/proposed use: existing single-family house	W-4 S-6	W-1** S-3 **correction needed to reflect existing water service	Correct W-4 to W-1 to reflect existing water service. Defer action on the sewer request pending adoption of the Potomac Subregion Master Plan revision. Advisory Note: M-NCPPC staff anticipate the Council's approval of the master plan in February 2002.. Tax ID: 00389482
WSSCR 00A-TRV-09 Dennis James Capalongo (for Nelson VanBrunt) Lot 30, Block B, Hollinridge - Section 4 (tax map FQ343) Southwest, cul-de-sac end of Bevern Ln.	Potomac Subregion Master Plan (1980) – master plan sewer stage IV Watts Branch watershed (Use I) RE-1 Zone: 1.87 acres Existing use: vacant; proposed use: one single-family house	W-1 S-6	no change S-3 Tax ID: 00894807	Approve S-3. Advisory Note: This approval is granted on the assumption that sewer service will be extended from the existing main at Penfold Court. The WSSC must coordinate the choice of any other sewer extension alignment with the MCDEP, and also with the M-NCPPC if that alternative sewer alignment affects the Watts Branch Stream Valley Park.
WSSCR 00A-TRV-10 Floyd Willis, III Lot 6, Block 10, North Glen Hills - Section 2* (tax map FR341) East side of Ridge Dr. -700' north of Watts Branch Dr. *prior request, WSSCR 94A-TRV-05, denied under CR 13-89 (4/95)	Potomac Subregion Master Plan (1980) – master plan sewer stage IV Watts Branch watershed (Use 1) RE-1 Zone: 2.13 acres Existing and proposed use: one single-family house	W-1 S-6	no change S-1	Approve S-3 for one sewer hookup only to relieve a public health problem. The WSSC shall allow the provision of service via a grinder pump/low-pressure sewer system along Ridge Dr. to the existing 8"-dia. main (no. 89-8050A) at the intersection with Watts Branch Dr. in order to relieve the health problem. Tax ID: 00079068
WSSCR 00A-TRV-11 Shawki Al-Attar Lot 6, Block B, Beallmount Grove (tax map EQ563) Northeast corner, intersection of Glen Rd. and Greenbriar Rd.* *Confronts WSSCR 00A-TRV- 13 across Greenbriar Rd.	Potomac Subregion Master Plan (1980) – master plan sewer stage IV Watts Branch watershed – Greenbriar Branch subwatershed (Use 1) RE-2 Zone: 4.1 acres Existing and proposed use: one single-family house	W-6 S-6	W-3 S-3	Approve W-3; the applicant or property owner will pay all water main extension costs. Defer action on the sewer request pending adoption of the Potomac Subregion Master Plan revision. Advisory Note: M-NCPPC staff anticipate the Council's approval of the master plan in February 2002. Tax ID: 00399663
WSSCR 00A-TRV-13 H.W. McCormick Lot 1, Block A, Beallmount Grove (tax map EQ563) Northwest corner, intersection of Glen Rd. and Greenbriar Rd.* *Confronts WSSCR 00A-TRV- 11 across Greenbriar Rd.	Potomac Subregion Master Plan (1980) – master plan sewer stage IV Watts Branch watershed – Greenbriar Branch subwatershed (Use 1) RE-2 Zone: 5.72 acres Existing use: vacant – Proposed use: one single-family house	W-6 S-6	W-3 S-3	Approve W-3; the applicant or property owner will pay all water main extension costs. Defer action on the sewer request pending adoption of the Potomac Subregion Master Plan revision. Advisory Note: M-NCPPC staff anticipate the Council's approval of the master plan in February 2002. Tax ID: 00397686

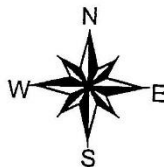
County Council Resolution No. 14-819 (3/27/2001) -- Attachment B: Page 11 of 16

Sewer Service Area Categories Map WSCCR 00A-TRV-10 (Floyd Willis)



MAP LEGEND

- WSSC Grid
- Property Boundaries
- Sewer Lines
 - Small-Dia. Pressure Mains
 - 8" or Smaller Dia. Mains
 - 9" - 14"-Dia. Mains
 - 15" or Greater Dia. Mains
- M-NCPPC Planning Areas
- Watershed Boundary
- Ponds and Lakes
- Streams
- Roads - Parking
- Buildings
- Sewer Categories
 - S-1
 - S-3
 - S-4
 - S-5
 - S-6



June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Watershed Management Division
4/6/01 - GIS Project File:
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